

This Instrument Prepared By and Return to:
Kenneth F. Money, Jr., Attorney at Law
FL Bar No. 0045500
Money Law Offices, PLLC
118 Maplewood Avenue, Suite B4
Portsmouth, NH 03801
(603)422-0900

WARRANTY DEED

THIS INDENTURE, made this 14th day of June, 2012, between Laretta W. Abbott, a widow, whose mailing address is 1141 US Route 1, Cape Neddick, ME 03901 (GRANTOR), and Laretta W. Abbott, Trustee of the Laretta W. Abbott Revocable Trust u/t/a dated October 4, 2002, as may be amended, whose mailing address is 1141 US Route 1, Cape Neddick, ME 03901 (GRANTEE).

WITNESSETH, That the party of the first part, Grantor, for and in consideration of the sum of Ten (\$10) Dollars and other good and valuable consideration to her in hand paid by the party of the second part, Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, Grantee, WITH WARRANTY COVENANTS, her heirs and assigns forever, all the right, title, interest, claim and demand which the party of the first part, Grantor has in and to the following described real property, situate lying and being in the County of Pinellas, State of Florida, viz:

Tract A, less the South 8 feet thereof, and Tract D, less the North 8 feet thereof, OAK TERRACE, according to the plat thereof, as recorded in Plat Book 35, Page 21, Public Records of Pinellas County, Florida.

Subject to easements, restrictions, and reservations of record.

Subject to taxes for the year 1978 and subsequent years.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Property Appraiser's Parcel Number: 33-31-16-63558-000-0010 and
Property Appraiser's Parcel Number: 33-31-16-63558-000-0040

This property is not the homestead of the Grantor nor is it contiguous to the Grantor's homestead.

TO HAVE AND TO HOLD, the same in fee simple forever.

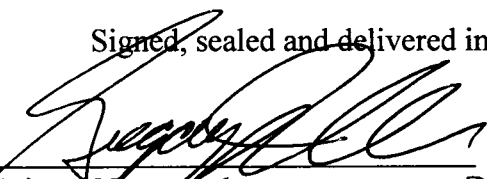
AND the Grantor hereby covenants with said Grantee that she is lawfully seized of said land in fee simple; that she has good right and lawful authority to sell and convey said land; that she hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

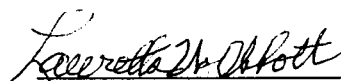
Meaning and intending to describe and convey the same premises conveyed to Raymond E. Abbott (now deceased) and Laretta W. Abbott by Warranty Deed dated November 21, 1977 and recorded in the Pinellas County Official Records Book 4626, Page 1043. See Certificate of Death of Raymond E. Abbott recorded herewith.


The said Grantee, as a trustee, is vested with full rights of ownership over the above described real estate including "the power and authority either to protect conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described" above as per §689.071, Florida Statutes.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in our presence as witnesses:


Printed Name: Gregory J. Orso
Witness 1

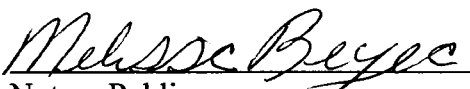
By: 
Laretta W. Abbott


Printed Name: Jonathan Crowe
Witness 2

STATE OF MAINE
COUNTY OF YORK, SS

The foregoing instrument was acknowledged before me this 15th day of June, 2012, by Laretta W. Abbott.

Before me,


Notary Public
My commission expires: 11-2-2014
(seal)

Warranty Deed (2816 52ND St S Gulfport, FL)